

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Pinole

Successor Agency to the Former
Redevelopment Agency: City of Pinole

Entity Assuming the Housing Functions
of the former Redevelopment Agency: City of Pinole

Entity Assuming the Housing Functions
Contact Name: Belinda Espinosa Title City Manager Phone 510-724-8933 E-Mail Address bespinosa@ci.pinoles.ca.us

Entity Assuming the Housing Functions
Contact Name: Richard Loomis Title Finance Director Phone 510-724-9823 E-Mail Address rloomis@ci.pinoles.ca.us

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B- Personal Property	X
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	X
Exhibit F- Rents	DNA
Exhibit G - Deferrals	X

Prepared By: **Richard H. Loomis, Finance Director**

Date Prepared: **7/30/2012**

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/		Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency		Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Low-mod Housing Project (89-units)	c	2850 Estate Avenue, Pinole, CA 94564 / APN 360-010-017-0	\$1,369,323	2.95 Acres	73% of Project Development	YES	RDA 20% Set-Aside Tax Increment	2/24/2011	d	\$1,369,323	\$-0-	\$-0-	9/20/2000	Fee Interest
2	Low-Mod Housing with Commercial		811 San Pablo Ave. Pinole, CA 94564 /	\$242,008	26,136 sq. ft.	0%	NO	RDA 20% Set-Aside Tax	2/24/2011	d	\$242,008	\$-0-	\$-0-	3/1/2002	Fee Interest
3	Undevelopable Land (Residual from 70-unit Low-Mod Project)	c	Samuel Street, Pinole, CA 94564 / APN 401-186-031	\$411,879	2.32 Acres (101,059 sq. ft.)	0%	NO	RDA 20% Set-Aside Tax Increment	2/24/2011	d	\$535,000	\$-0-	\$400,000	9/4/1992	Fee Interest
4	Low-mod Housing		2100 San Pablo Ave. Pinole, CA 94564	\$355,000	2.31 Acres (100,624 sq. ft.)	0%	NO	RDA 20% Set-Aside Tax Increment	2/24/2011	d	\$355,000	\$-0-	\$-0-	3/1/2003	Fee Interest
5	Low-mod Housing		612 Tennent Avenue, Pinole, CA 94564 / APN 401-142-011	\$625,000	5,000 sq. ft.	0%	NO	RDA 20% Set-Aside Tax Increment	2/25/2011	d	\$625,000	\$-0-	\$-0-	11/6/2007	Fee Interest
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

c/ Fee Interest In Land Only (Improvements owned by Non-profit 501-c3 Housing Corporation)

d/ Title to all Housing Program Properties was transferred to the City prior to enactment of ABx1-26, and were subsequently confirmed by a Superior Court Validation Action

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Equipment	Digital Camera (property tag #2412)	\$-0-	6/30/2012	\$300	\$0	\$0	2/25/2005
2	Equipment	Metal Bookcase	\$0	6/30/2012	\$497	\$0	\$0	7/1/1999
3	Equipment	Office Desk	\$0	6/30/2012	\$2,726	\$0	\$0	4/4/2001
4	Equipment	Office Table (Round)	\$0	6/30/2012	\$380	\$0	\$0	4/1/2001
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low-mod Housing Project (89-units)	5/20/2003	Pinole Assisted Living Community, Inc. (California Non-profit 501-c3 Corporation)	\$6,922,945 (as of 06/30/2012)	YES	CRL	City of Pinole (Fee Interest in Land Only)	\$-0-	\$-0-	\$7,130,000	9/20/2000
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted		Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan		Interest rate of loan	Current outstanding loan balance (g)
1	Loan	\$40,000	9/17/2009	Andrew Alva	FTHB	a	YES	9/17/2044		0%	\$40,000
2	Loan	\$20,000	10/9/1996	John Bapista	FTHB	a	YES	DNA	e	0%	\$20,000
3	Loan	\$114,600	5/29/2003	Pamel Bridant	FTHB	a	YES	DNA	e	0%	\$114,600
4	Loan	\$30,000	9/11/2001	Michael Butler	FTHB	a	YES	DNA	e	0%	\$30,000
5	Loan	\$20,000	9/27/1996	Thomas Crater	FTHB	a	YES	DNA	e	0%	\$20,000
6	Loan	\$30,000	3/24/2010	Peter Gutterman	FTHB	a	YES	3/24/2045		0%	\$30,000
7	Loan	\$30,000	9/11/2001	Alicia Hernandez	FTHB	a	YES	DNA	e	0%	\$30,000
8	Loan	\$30,000	7/1/2009	Michael Jacobs	FTHB	a	YES	7/1/2044		0%	\$30,000
9	Loan	\$30,000	3/1/2010	Rachael Justice	FTHB	a	YES	3/1/2045		0%	\$30,000
10	Loan	\$50,000	1/10/2008	Heather Mekosh	FTHB	a	YES	DNA	e	0%	\$50,000
11	Loan	\$20,000	8/26/1999	Rogelio Miranda	FTHB	a	YES	DNA	e	0%	\$20,000
12	Loan	\$50,000	7/28/2003	Hela Oviedo	FTHB	a	YES	DNA	e	0%	\$50,000
13	Loan	\$30,000	2/25/2010	Shanta Raj	FTHB	a	YES	2/25/2045		0%	\$30,000
14	Loan	\$20,000	11/28/1995	Shirley Roberts	FTHB	a	YES	DNA	e	0%	\$20,000
15	Loan	\$50,000	12/30/2003	Salvador Rodriguez	FTHB	a	YES	DNA	e	0%	\$50,000
16	Loan	\$30,000	10/7/2009	Oleg Vodyanov	FTHB	a	YES	10/7/2044		0%	\$30,000
17	Loan	\$20,000	11/16/1995	William Whitehead	FTHB	a	YES	DNA	e	0%	\$20,000
18	Loan	\$54,575	7/31/2010	Shao Xu	FTHB	a	YES	7/31/2050		0%	\$54,575
19	Loan	\$13,292	10/10/2006	David Brandon	RES-REH	b	YES	11/1/2036		2%	(\$2,683.37)
20	Loan	\$22,000	8/12/2002	Joyce Carbone	RES-REH	b	YES	DNA	f	2%	\$22,000.00
21	Loan	\$17,500	10/28/1998	John Darke	RES-REH	b	YES	7/1/2037		2%	\$2,342.76
22	Loan	\$69,500	4/13/2006	Patricia Dorato	RES-REH	b	YES	DNA	f	2%	\$23,300.00
23	Loan	\$2,649	3/21/2006	Dagmar Fischer	RES-REH	b	YES	5/1/2038		2%	\$1,625.33
24	Loan	\$26,000	8/2/2004	Charles Koscinsky	RES-REH	b	YES	DNA	f	2%	\$26,000.00
25	Loan	\$87,500	9/25/2000	Beatrice Mahrt	RES-REH	b	YES	DNA	f	2%	\$19,500.00
26	Loan	\$10,429	6/9/2010	Rosario Mares	RES-REH	b	YES	DNA	f	2%	\$10,429.00
27	Loan	\$65,000	7/26/2004	Jennifer McDonought	RES-REH	b	YES	11/1/2020		2%	\$39,110.16
28	Loan	\$18,115	2/2/1999	Laverne Martens	RES-REH	b	YES	DNA	f	2%	\$14,660.00
29	Loan	\$17,916	3/6/2008	Heather Mekosh	RES-REH	b	YES	5/31/2023		2%	\$13,531.12
30	Loan	\$14,081	4/2/1998	Pedretti Trust	RES-REH	b	YES	DNA	f	2%	\$14,081.00
31	Loan	\$18,000	10/12/2004	Adam Sanchez	RES-REH	b	YES	3/1/2020		2%	\$9,971.46
32	Loan	\$12,000	2/19/2010	Mark Waldron	RES-REH	c	YES	4/1/2025		2%	\$10,600.07

33	Loan		\$15,000		8/14/2007		Frank Bettencourt		RENTAL-REH	c	YES		5/1/2015		6%		\$4,121.73
34	Loan		\$21,250		6/21/1999		Sarah Lunghi		RENTAL-REH	c	YES		7/1/2037		6%		\$4,192.58
35	Loan		\$343,964.82		11/24/2003		Dean Hininger		MIXED USE	d	YES		10/1/2037		4%		\$266,416.52
36	Loan		\$275,800		8/1/2007		Kevin Osman		MIXED USE	d	YES		12/1/2015		6%		\$94,256.03

a/ First Time Home Buyers Program
b/ Residential Rehabilitation Program
c/ Rental Rehabilitation Program
d/ Low-Mod Housing with Commercial Space
e/ Upon sale of property (equity sharing in-lieu of interest accrual)
f/ Paid upon sale of property
g/ Outstanding principle as of 06/30/2012

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Ground Lease	Low-Mod Housing (Assisted Living Center)	Pinole Assisted Living Community, Inc. [CA 501(c3)]	City of Pinole	City of Pinole	Housing Programs & Activities	YES	CRL	#1
2	Emergency Service Fee	Low-Mod Housing	Pinole Assisted	City of Pinole	City of Pinole	Public Safety Programs	YES	CRL	#1
3	Construction Loans	Low-Mod Housing (Assisted Living Center)	Pinole Assisted Living Community, Inc. [CA 501(c3)]	City of Pinole	City of Pinole	Housing Programs & Activities	YES	CRL	#1
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City of Pinole
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred		Fiscal year in which funds were deferred		Amount deferred		Interest rate at which funds were to be repaid		Current amount owed		Date upon which funds were to be repaid
1	H&S 33690 (c) (1)	a	2009-10		\$3,558,867		0%		\$3,558,867		6/30/2015
2	H&S 33690.5 (c) (1)	a	2010-11		\$732,708		0%		\$732,708		6/30/2016
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a/ Supplemental Educational Revenue Augmentation Funding Loan to Redevelopment Agency